

ADOPTED 2/8/90

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF THE GOOD SHEPHERD CHURCH OF GOD
IN CHRIST
DISPOSITION PARCEL P-3F
IN THE CAMPUS HIGH URBAN RENEWAL AREA
PROJECT NO. MASS. R-129

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title 1 of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Campus High Urban Renewal Area, Project No. Mass. R-129 (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title 1, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, The Good Shepherd Church of God in Christ has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel P-3F in the Campus High Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That The Good Shepherd Church of God in Christ be and hereby is tentatively designated as Redeveloper of Disposition Parcel P-3F in the Campus High Urban Renewal Area subject to:
 - (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
 - (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title 1 of the Housing Acts of 1949, as amended;
 - (c) Submission within ninety (90) days in a form satisfactory to the Authority of:

- (1) Evidence of the availability of necessary equity funds, as needed; and
- (11) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and rental schedule.

2. That disposal of Parcel P-3F by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the developer be and hereby are authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

MEMORANDUM

FEBRUARY 8, 1990

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: THOMAS O'MALLEY, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT
MAJOR H. LEWIS, COORDINATOR OF SPECIAL PROJECTS

SUBJECT: CAMPUS HIGH URBAN RENEWAL AREA, PROJECT NO. MASS. R-129
TENTATIVE DESIGNATION OF REDEVELOPER OF RE-USE PARCEL
P-3F

SUMMARY: THIS MEMORANDUM REQUESTS THAT THE BRA TENTATIVELY
DESIGNATE THE GOOD SHEPHERD CHURCH OF GOD IN CHRIST,
INC., ROXBURY, AS THE REDEVELOPER OF PARCEL P-3F IN THE
CAMPUS HIGH URBAN RENEWAL AREA.

Parcel P-3F is a lot of land at 135 Vernon Street in Roxbury owned by the Boston Redevelopment Authority (BRA). The parcel contains approximately 42,000 square feet of land and a building, which was being used as a church and school. The Good Shepherd Church of God in Christ, Inc., which is a tenant at will, is requesting tentative designation as redeveloper of the site.

The Good Shepherd Church entered into a license agreement with the BRA in 1987 to use the site. The Church had previously established a successful school, the Christian Academy, in the building, but a fire in June of 1989, forced the school temporarily suspend operation. The efforts of the congregation enabled the Church to be cleaned, and the building's basement was made usable for Sunday services. The school is now temporarily functioning from the New Hope Baptist Church in Boston's South End.

The Church has received numerous commitments from organizations to fund the rebuilding of the Church and re-establish the school on the Church campus. Habitat for Humanity, a national organization, will assist the Church with the restoration of the building. It is the Church's goal to build an addition to the existing building and an develop an additional structure to house the school. The remaining land will be developed as open space and parking for the congregation.

The Roxbury Neighborhood Council has expressed support for the Church and its proposal. Neighbors in the area of the property have been notified, and generally support the purchase and development of this site by the Church.

1. REDEVELOPER AND LAND

It is therefore recommended that the BRA tentatively designate the Good Shepherd Church of God in Christ, Inc. as the redeveloper of Parcel P-3F in the Campus High Urban Renewal Area.

An appropriate resolution is attached.

2. The land to which the Redeveloper proposes to devote all or a portion of the Urban Renewal Area is located in the City of Chicago, Cook County, Illinois, and is described as follows:

Parcel P-3F, located in the Campus High Urban Renewal Area, is situated on the North side of the City of Chicago, Cook County, Illinois, and is bounded by the following streets:

North: [illegible]
South: [illegible]
East: [illegible]
West: [illegible]

The City of Chicago, Cook County, Illinois, is described as follows:

3. If the Redeveloper is not an individual, it is hereby stated that the Redeveloper is not a partnership, a corporation, a limited liability company, or a trust, and is not organized under the laws of any other jurisdiction.

- ☐ Partnership
- ☐ A partnership or partnership-like entity
- ☐ A partnership, limited liability company, or trust
- ☐ A limited liability company or partnership
- ☐ A limited liability company or partnership, limited liability company
- ☐ A limited liability company or partnership, limited liability company, limited liability company
- ☐ Other [illegible]

4. If the Redeveloper is a partnership, it is hereby stated that the Redeveloper is not a partnership, a corporation, a limited liability company, or a trust, and is not organized under the laws of any other jurisdiction.

5. The Redeveloper is hereby stated that the Redeveloper is not a partnership, a corporation, a limited liability company, or a trust, and is not organized under the laws of any other jurisdiction.

6. The Redeveloper is hereby stated that the Redeveloper is not a partnership, a corporation, a limited liability company, or a trust, and is not organized under the laws of any other jurisdiction.

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1- a. Name of Redeveloper: Good Shepherd Church of God in Christ

b. Address and ZIP Code of Redeveloper: 135 Vernon St., Roxbury, MA 02119

c. IRS Number of Redeveloper: E04 2648899

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

BOSTON REDEVELOPMENT AUTHORITY
(Name of Local Public Agency)in CAMUS HIGH URBAN RENEWAL AREA R-129
(Name of Urban Renewal or Redevelopment Project Area)in the City of BOSTON, State of MASSACHUSETTS
is described as follows²

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____:

☐ A corporation.☒ A nonprofit or charitable institution or corporation.☐ A partnership known as _____☐ A business association or a joint venture known as _____☐ A Federal, State, or local government or instrumentality thereof.☐ Other (explain) _____

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization: _____

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows: Board of Trustees, listed below

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODEPOSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

Charles Walker, 6 Marie Ave, Sharon, MA 02117, member, Bd Trustees
 Michael Johnson, 101 Pleasantview St., Rosdindale, MA 02131, member, Bd Trustees
 Peter Haddad, 15 Sylvia Rd, Medford, MA 02115, member, Bd Trustees
 Essie Johnson, 32 Ridgewood St., Dorchester, MA 02124, member, Bd Trustees
 Rev. Samuel B. Hogan, 147 Ashmont St., Dorchester, MA 02124, member, Bd. Trustees

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODEDESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

NA

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

NA

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

Form Approved
OMB No. 63R-0867

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (*if to be rented*) or average sale price (*if to be sold*) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
	\$	\$

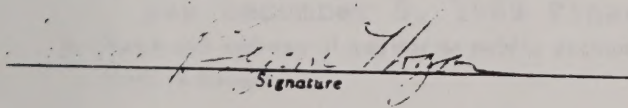
b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We) Good Shepherd Church of God in Christcertify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²Dated: December 6, 1989

Dated: _____


Signature_____
SignatureElder and Pastor_____
Title_____
Title135 Vernon St., Roxbury, MA 02119_____
Address and ZIP Code_____
Address and ZIP Code¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: Good Shepherd Church of God in Christ
b. Address and ZIP Code of Redeveloper: 135 Vernon St., Roxbury, MA 02119

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

BOSTON REDEVELOPMENT AUTHORITY

(Name of Local Public Agency)

in CAMPUS HIGH URBAN RENEWAL AREA R-129
(Name of Urban Renewal or Redevelopment Project Area)

in the City of BOSTON, State of MASSACHUSETTS,
is described as follows:

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☒ NO
If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of December 31, 1988,
is as reflected in the attached financial statement.
(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)
see December 5, 1989 Financial Report, appended
b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

NA

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

Bank of Boston, Uphams Corner Branch, 02125
(as of 12/5/89)

AMOUNT

\$ 47,471.08

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

\$

NA

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

\$

MORTGAGES OR LIENS

\$

NA

7. Names and addresses of bank references:

Mr. William Hiatt, branch manager, Bank of Boston,
550 Columbia Rd., Dorchester, MA 02125

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

A A

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

Habitat for Humanity of Boston, Inc. 540 Columbia Rd.,
Dorchester, MA 02125

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

If Yes, explain:

☐ YES ☒ NO

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ 1,060,000.

General description of such work:

Renovation of three-family building, 31 Havelock St., Dorchester, MA
New Construction, 11 townhouses, 3-5 Arbutus St,
25-39 Ashton St., Dorchester, MA

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF CONTRACT OR DEVELOPMENT	LOCATION	AMOUNT \$	DATE TO BE COMPLETED
6,8 Balsam St.	Dorchester	130,000	Dec. 24, 1989

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT

DATE OPENED

NA

\$

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor: Habitat Boston has a full-time Construction Supervisor with 5 years experience; access to professional constructor volunteers; access to construction equipment (see letter of intent)

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☐ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☐ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We) Good Shepherd Church of God in Christ

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: December 6, 1989

Dated: _____

Signature

Signature

Elder and Pastor

Title

Title

135 Vernon St., Roxbury, MA 02119

Address and ZIP Code

Address and ZIP Code

- ¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.
- ² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

Good Shepherd Church of God in Christ, Inc.

135 Vernon Street

Roxbury, Mass. 02119

(617) 445-6016 - 427-8618

Elder Samuel B. Hogan

Pastor

Charles Walker, Esq.

December 6, 1989

Mr. Major Lewis
Boston Redevelopment Authority
City Hall Plaza
Boston, MA 02201

Dear Mr. Lewis,

This Letter of Interest is a result of our meeting of November 17, 1989. The Good Shepherd Church of God in Christ seeks "Tentative Designation" for the church building located at 135 Vernon Street, Roxbury, and the adjacent parcel of land. At the outset, it should be noted that the following information has been provided to the Boston Redevelopment Authority (the "BRA") in the years 1986, 1987, and 1988 pursuant to similar requests for designation. It is our hope that the BRA will devote the necessary care and attention to this information in reviewing our request for Tentative Designation, followed by Final Designation and ownership to the Good Shepherd Church of the above-mentioned property.

As you are aware, the Good Shepherd Church of God in Christ (herein referred as the "Church") suffered a serious fire on or about June 28, 1989. Since that time the Church has aggressively sought through the diligence and generosity of private and public support to raise funding for restoring the Church to its former condition. Because of the fire-damage to the church sanctuary, the worship services for the church have been moved to the basement of the church, forcing the Boston Christian Academy (see below) to move out of the church into temporary quarters. This move has resulted in great upheaval and distress to both the Church members, the school children, and their parents and teachers.

Although the Church has been successful in securing a commitment from Habitat for Humanity of Boston, Inc., in partnership with the Contractors Association of Boston, to undertake the necessary repairs to the church as a result of the fire, we are unable to proceed with repairs unless we have Tentative Designation from the BRA for the property.

HISTORY

In May, 1981, the St. John's Missionary Baptist Church, prior occupants of 135 Vernon Street, vacated the premises. Between May and July, 1981, the premises remained unoccupied and the building was burglarized, vandalized, and torched. All plumbing was destroyed and/or removed.

In July, 1981, BRA agreed to lease the building for \$100/month to the Church, under the condition that the church restore the premises at it's expense.

The initial cleaning and repairs, including, but not limited to, new plumbing, carpeting, and pews, required approximately 90 days to finish. Complete restoration of the building took in excess of 12 to 18 months. During this period of time, the repairs included extensive foundation work, heating and furnace repairs, electrical and lighting renovation. In addition, insulation, ventilation, complete window replacement, and painting were completed. The majority of this work was done by volunteers and donated materials.

Within the past five years, the church also had to remove all the debris that was dumped on the adjacent land resulting from the construction of the Madison Park High School and the adjoining athletic fields. The BRA estimated that disposal of this material would cost in excess of \$25,000 and refused to consider its removal. Since much of the material surrounded the church and was over 10 feet in height, the church undertook the removal of this material. In addition, the church repaved the private way for entrance and occupancy of the building and the adjacent parking lot.

At the time of the fire, the church was totally furnished for worship and Bible classes. For the past seven years, the church building also contained the Boston Christian Academy, grades K-6, serving children in Roxbury and greater Boston. Enrollment for 1988-89 was about 80 children.

The total market value of the repairs and restoration of 135 Vernon Avenue, and the adjacent parcel, by the Church has been estimated at \$300,000. The Church has paid nearly \$10,000 in rent since 1981 and, in addition to the major renovations, has maintained and improved every aspect of the building. The church Trustees have also recently voted to pay \$2,500 to cover the costs of securing the building following the fire, a cost usually paid by the owner of the property, and not the tenant.

PROPOSAL

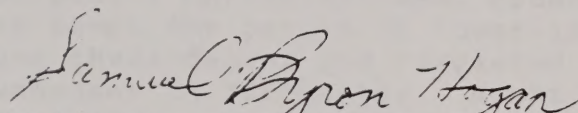
Based on these facts, we, the Good Shepherd Church of God in Christ, request Tentative Designation by the Boston Redevelopment Authority of this building and parcel of land. During the period of Tentative Designation, the fire-related repairs to the Church

Habitat
will be completed in partnership with Habitat for Humanity of Boston, Inc. and the Contractors Association of Boston. Immediately upon completion of the fire-related renovation, we expect to receive Final Designation of the property.

After receiving Final Designation, the Church will complete a new addition to the present structure and landscape the grounds. The building plans and costs estimates have already been submitted to and reviewed by the BRA and are nearing final approval by the BRA inspectors. The new structure will house an expanded Boston Christian Academy (projected enrollment of over 200 children), a food pantry, and temporary shelter for those in need. The building will be available for other community needs, including a future day care center.

We have been a faithful tenant over the past seven years and we will continue to be supportive of the City and our community in the future.

Yours in Christ,

A handwritten signature in cursive script that reads "Samuel B. Hogan".

Elder Samuel B. Hogan, Pastor
Good Shepherd Church of God in Christ

Habitat for Humanity of Boston

540 Columbia Rd., Dorchester, MA 02125 (617) 825-1846 825-9566

Mr. Major Lewis
Boston Redevelopment Authority
Boston City Hall Plaza
Boston, MA 02201

Dear Mr. Lewis,

Habitat for Humanity of Boston, Inc. agrees to act as the contractor for the fire-related renovation of the Good Shepherd Church of God in Christ, 135 Vernon Street, Roxbury.

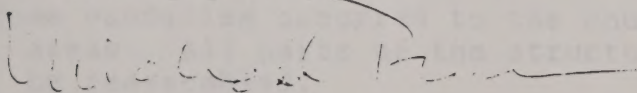
Habitat Boston is a non-profit Christian-based organization that builds and/or renovates homes for people of lower-income. Habitat Boston has renovated one three-decker and completed the construction of 11 townhouses in Dorchester. Right now, we are completing a two-family duplex. Each unit contains over 1,600 sq ft of living space, including five bedrooms. The initial building cost was estimated at \$65,000 for each unit. Donated building materials and labor have reduced the total cash outflow, per unit, to less than \$40,000, or about \$25/sq ft.

Members of the Associated General Contractors of Massachusetts and the Contractors Associated of Boston, including Metro Boston, have contributed professional labor and/or materials to the construction. Over 500 volunteers, both skilled and semi-skilled, have worked on the project to date. Volunteer work crews are represented by twenty-one church groups and twelve local college organizations, including the Wentworth Institute of Technology.

Habitat Boston has a full-time Construction Supervisor, David Harnish, who will supervise and coordinate the renovation of the Good Shepherd Church. Habitat Boston also has full coverage accident and liability insurance for its volunteers.

Following Tentative Designation by the BRA to the Good Shepherd Church for the building and parcel of land, Habitat will begin the coordination of labor and materials for the renovation. Please note that the estimate of \$22,213 is calculated without any donated professional labor or materials being available.

Sincerely yours,



Michael Price,
Executive Director

***Building Homes and Hope
for God's People in Need***

ESTIMATE OF FIRE-RELATED RENOVATION

GOOD SHEPHERD CHURCH, 135 VERNON STREET, ROXBURY

[Estimated by visual inspection at the site and study of the original building plans prepared by the Commonwealth Architectural Associates, Boston, MA, dated February 14, 1967]

Inspection and Estimation done by:

Joseph P. Day, Project Manager for Gilbane Construction Company of Boston (retired), and a Habitat Boston volunteer.

and Curtis J. Harris, President, Harris and Davis, Inc. Architectural-Engineering Services, 5 Wyoming Street, Roxbury, representing the Contractors Association of Boston.

Visual inspection:

- >> Extensive fire damage occurred to the church main entrance and vestibule, an adjacent "usher's room," and a small balcony located above the vestibule. Destruction and/or charring of wood-framed walls, stairway to the balcony, and five doors occurred in this area.
- >> In addition, there is extensive charring to the ceiling/roof in an area approximately 20' X 40' square feet. This area is composed of 2" x 6" tongue/groove roof planks. In the same area of the ceiling/roof, some charring to two purlins has occurred. These purlins are 5 1/8" X 13" laminated wood and are structurally sound; however, as a "worst-case" estimate, the cost of replacement of these two purlins is included in the materials list. Some additional roof planks were damaged by the firemen in chopping holes in the roof. These areas (about 50 sq ft total) will also be replaced. Asphalt shingles above these areas of damage will also be replaced.
- >> Fourteen plexiglas window panes were broken during the fire and must be replaced. The original frames and hardware for the windows are intact.
- >> The major damage to the church interior is extensive smoke and water damage. Walls and ceiling must be washed down and cleaned. Church pews generally are without damage. The asphalt tile floor will require replacement of a few loose tiles and a thorough cleaning.
- >> Some vandalism occurred to the church altar rail and pulpit areas. All parts of the structures appear to be intact and will be reassembled.

Electrical service to the basement of the church is intact and will provide lighting and power during the renovation. Scaffolding for ceiling work is presently on loan to Habitat Boston from Marr Scaffolding, South Boston. Additional scaffolding is available without cost, if required.

N.B.: ALL MATERIALS ARE LISTED AT RETAIL COST. ALL PROFESSIONAL LABOR IS LISTED AS PAID LABOR. BOTH HABITAT BOSTON AND THE GOOD SHEPHERD CHURCH HAVE ACCESS TO DONATED BUILDING MATERIALS AND DONATED PROFESSIONAL LABOR. THE COST LISTED IS THEREFORE A MAXIMUM CASH OUTLAY IF NEITHER MATERIALS OR LABOR WERE DONATED.

MATERIALS

Entrance/Vestibule area:

100	2" x 4" x 10' studs, KD spruce	230
10	2" x 12" x 10' stringer, stairway material	140
40	shts 4' X 8' X 10' drywall	240
	misc. joint compound, tape, beading, etc	60
5	gals interior latex paint for walls	300
2	entry firedoors, 3/0 x 7/0	220
1	interior firedoors, 3/6 x 7/0	130
2	solid-core woodren doorss, 3/0 x 7/0	160
4	sets hardware for above	120
10	boxes floor tiles + adhesive	350

Ceiling/Roof:

200	2" x 6" x 14' T/G , KD spruce, roof planks,	3,920
2	5 1/8" x 13" x 20' purlins, laminated, custom	600
20	squares asphalt shingles	400
	misc. roffing paper, nails, caulk	100
8	gals stain for ceiling	160

<u>Electrical wiring and fixtures</u>	2,200
including junction box, misc. wiring, fixtures	

<u>Window replacement, 300 sq ft colored Plexiglas</u>	450
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General clean-up, repainting, restoration

3 40-yd dumpsters	1,575
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rental of equipment, solvents, etc.	1,000
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20 gals interior latex paint	<u>300</u>
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TOTAL MATERIALS COST	12,655
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PROFESSIONAL LABOR

Entrance/Vestibule area	1,800
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Ceiling/Roof repair	5,000
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Electrical subcontractor	1,200
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Window replacement	500
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Clean-up, painting [volunteer labor]	<u>0</u>
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TOTAL PROFESSIONAL LABOR COST	8,500
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TOTAL MATERIALS AND LABOR	21,155
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5% Contingency	<u>1,058</u>
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TOTAL RENOVATION COSTS	22,213
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* Tools, including power tools for carpentry, drywall tools, painting equipment, etc., are available from Habitat Boston.

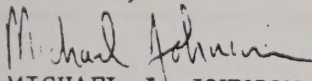
December 5, 1989

GOOD SHEPHERD COGIC
135 VERNON STREET
ROXBURY, MASS 02119

RE: TRUSTEE MEETING FINANCIAL REPORT

SAVINGS ACCOUNT	\$ 28,362.16
FIRE RELIEF FUND	\$ 18,732.24
CHECKING ACCOUNT	\$ 376.68
TOTAL	\$ 47,471.08

REGARDS;


MICHAEL J. JOHNSON
TREASURER

1988 INCOME

TITHE _____ 72,845.53

OFFERING _____ 14,210.22

MISSION _____ 780.02

CHIOR DUES _____ 98.01

SPECIAL NEEDS _____ 1,378.68

YPWW _____ 114.96

SUNDAY SCHOOL _____ 191.47

ACADEMY _____ 397.65

BENEVOLENT _____ 743.70

MEMPHIS _____ 2,393.00

LOAN PAYMENTS _____ 1,421.00

TOTAL..... 94,574.24

INCOME 1987 vs. 1988

